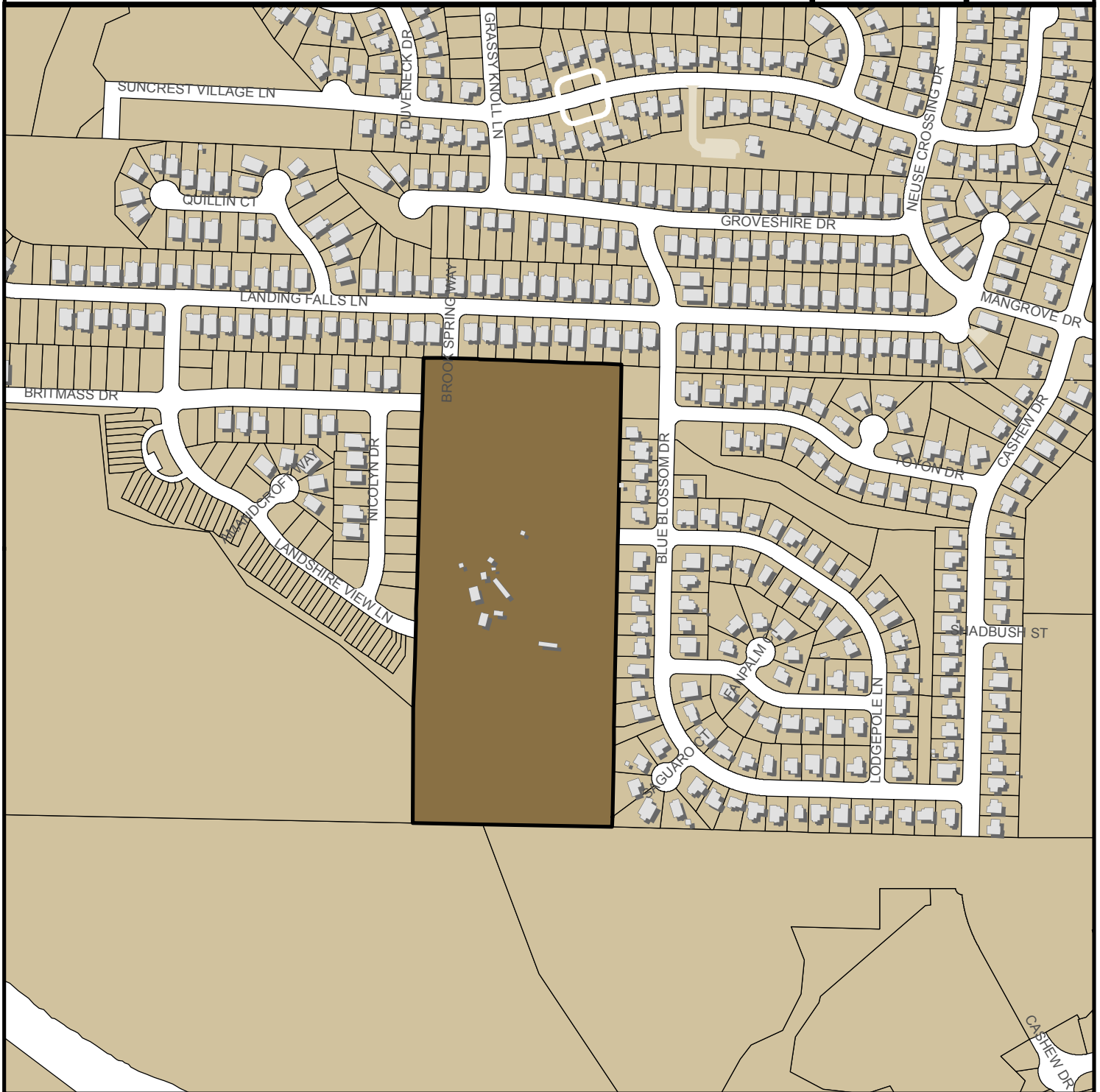


# HOLDEN RIDGE SUBDIVISION S-21-2014



0 300 600 1,200 Feet

Zoning: **R-6**  
CAC: **Forestville**

Drainage Basin: **Neuse**  
Acreage: **20.1**  
Number of Lots: **81**

Planner: **Stan Wingo**  
Phone: **(919) 996-2642**  
Applicant: **McIntyre and Associates, PLLC**  
Phone: **(919) 427-5227**





# Planning & Development

S-21-04

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

400894

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input checked="" type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number  Assigned Project Coordinator  Assigned Team Leader	
* May require Planning Commission or City Council Approval      ** Legacy Districts Only			
<b>Has your project previously been through the Due Diligence process? If yes, provide the transaction #</b>			
<b>GENERAL INFORMATION</b>			
Development Name <b>Holden Ridge Subdivision</b>			
Proposed Use <b>Single Family Compact Subdivision</b>			
Property Address(es) <b>3916 Holden Road</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed <b>1737.92.9212</b>	P.I.N. Recorded Deed <b>1747.01.2975</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. <b>Standard R-6 Zoning ... No Conditions.. Z-3-2014 Approved June 3<sup>rd</sup> 2014 by City Council. Not an Infill Development. As per pre submittal conference these sites can be reviewed administratively</b>		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. <b>n/a</b>		
CLIENT (Owner or Developer)	Company		Name (s) <b>Jenni for Elsin Holden Brea</b>
	Address		
	Phone <b>919.625.4780</b>	Email <b>Jenni.for.holden@gmail.com</b>	Fax
CONSULTANT (Contact Person for Plans)	Company <b>McIntyre and Associates Plc</b>		Name (s) <b>George Mac McIntyre</b>
	Address <b>4932 B Windy Hill Drive Raleigh NC 27609</b>		
	Phone <b>919-427-5227</b>	Email <b>Macmcintyrepe@aol.com</b>	Fax



### DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s) Single Family Dwellings
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0 to remain
Overlay District none	Proposed Building(s) sq. ft. gross 162000
Total Site Acres 20.1 Inside City Limits x Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 162000
Off street parking Required n/a Provided	Proposed height of building(s) 3 story max
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) n/a
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-n/a	

### Stormwater Information

Existing Impervious Surface 12,731 s.f. 0.29 ac.acres/square feet	Flood Hazard Area x Yes see plan <input type="checkbox"/> No
Proposed Impervious Surface 6.43 ac/280175 s.f. +- Neuse River Buffer x Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes x No	<b>If Yes, please provide</b> Alluvial Soils Flood Study x FEMA Map Panel # 3720173700j

### CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. Proposed 81 lot subdivision is well within the guidelines of what is shown on the 2030 Comprehensive Plan for low density development 4.03 units per acre proposed as per pre development meeting. Existing Zoning as per Z-3-2014 (R-6) approved June 3<sup>rd</sup> 2014.

### FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of all lots 81
2. Total # Of Single Family Lots 81	12. Is your project a cluster unit development? <input type="checkbox"/> Yes x No
3. Total # Of Apartment Or Condominium Units 0	<b>If Yes, please answer the questions below:</b>
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 81	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 81 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4.03	f) Total Number of Phases
10. Total number of Open Space (only) lots 2	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

### SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate George M. McIntyre to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Jennifer Holden 6-19-14 Date  
 Signed \_\_\_\_\_ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	x				
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	x				
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	x	<input type="checkbox"/>			
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	x				
5. Provide the following plan sheets:	x				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	x				
b) Existing Conditions Sheet	x	<input type="checkbox"/>			
c) Proposed Site or Subdivision Plan	x				
d) Proposed Grading and Stormwater Plan	x	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	x	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	x	<input type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	x	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	x			
i) Transportation Plan	x	<input type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	x				
7. Plan size 18"x24" or 24"x36"	x				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	x				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	x				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	x				
11. Wake County School Form, if dwelling units are proposed	x	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	x	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester (Survey prepared by P.L.S. of existing tree locations)		Xm m			



Note: Pond to be filled as per document by NCDENR approval

LANDING FALLS LANE

LANDINGS AT NEUSE CROSSINGS S/D  
BM 2006 PAGE 412  
ZONED R-4 CLUSTER CUD

TOYON DR

LOGGPOLE LANE  
50' PUBLIC R/W

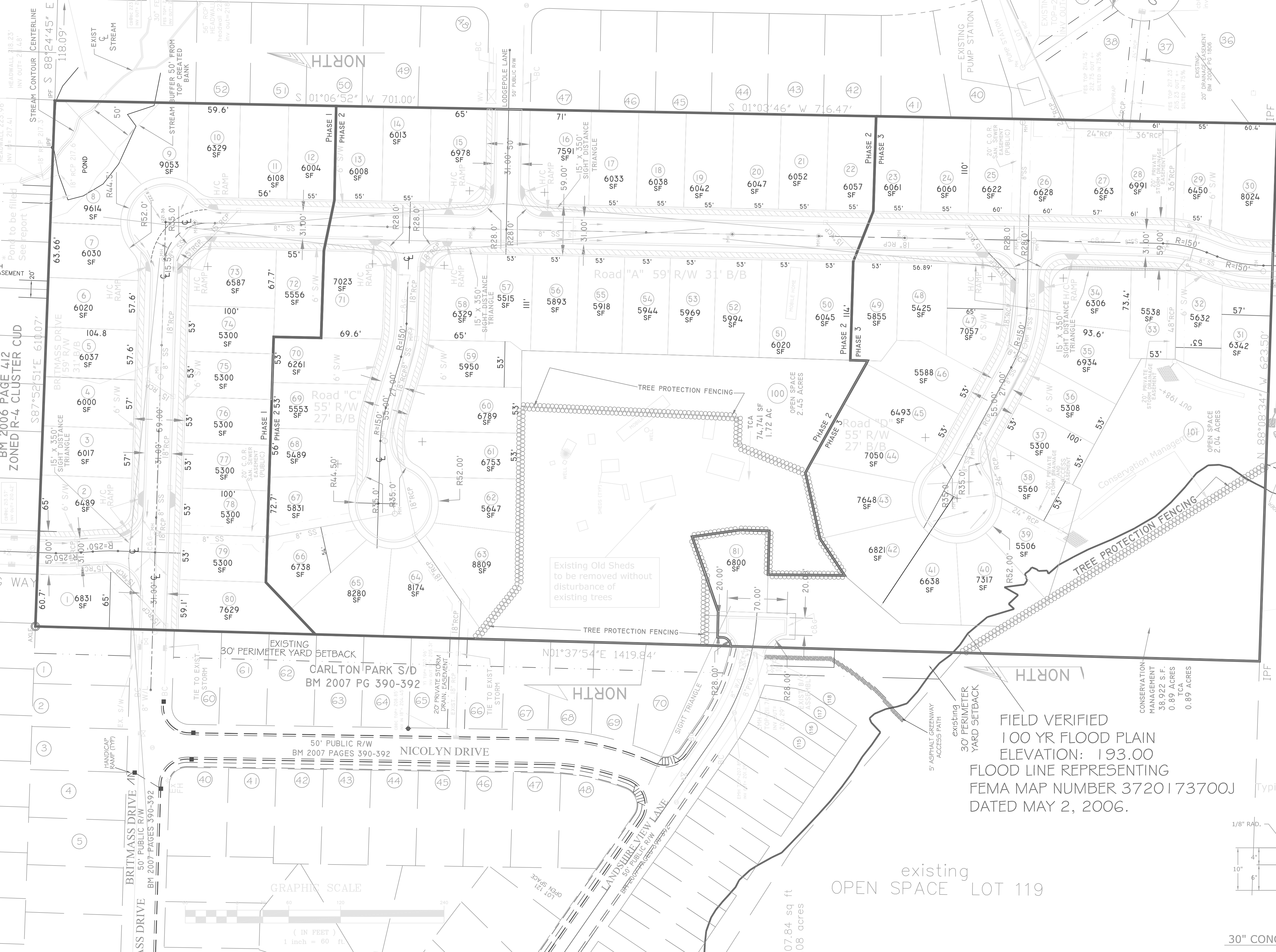
THE ENCLAVE AT FORESTVILLE FARMS  
PHASE 11 & 12  
BOM 2002 PG 1806  
BOM 2003 PG 1814  
ZONING R-4

CHOCHECHERRY LANE

BLUE BLOSSOM DRIVE

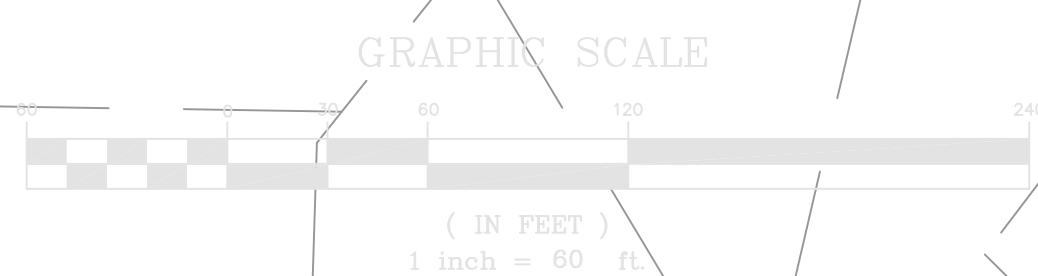
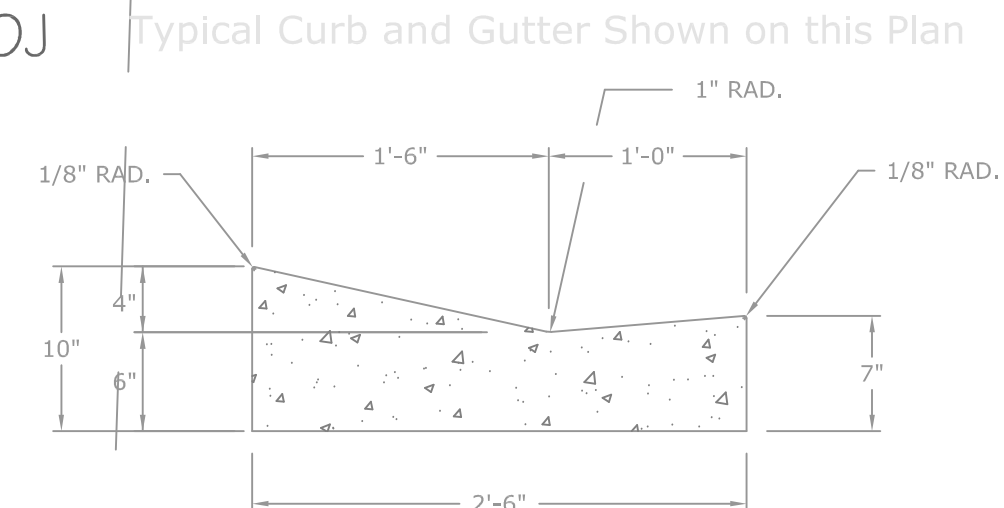
SAGUARO CT

26' PERIMETER PROTECTIVE YARD



Existing Old Sheds  
to be removed without  
disturbance of  
existing trees

FIELD VERIFIED  
100 YR FLOOD PLAIN  
ELEVATION: 193.00  
FLOOD LINE REPRESENTING  
FEMA MAP NUMBER 3720173700J  
DATED MAY 2, 2006.



McIntyre & Associates, PLLC  
Engineering & Land Planners  
4932-B Windy Hill Drive  
Raleigh, NC 27609  
(919) 427-5227 (Moc Cell)

# PRELIMINARY PLAN HOLDEN RIDGE SUBDIVISION LOT LAYOUT and TRANSPORTATION PLAN

REVISIONS

CLIENT  
George M. McIntyre  
4932 B Windy Hill Drive  
Raleigh NC 27609  
919-427-5227

DRAWN
CHECKED
APPROVED
START DATE
JOB CODE

DRAWING  
No.  
**P-1**